

SCHEDULE OF SUBMISSIONS

For Amendment No: LPS6 -9

Proposal: To remove a 'Restricted Use' condition for the purposes of 'Motel' on Part Lot 97 of Strata Plan 57160, and rezone Lots 30, 31 and 32 Walcott Street from Residential zone with a residential density coding of R20 to Mixed Use zone.

Number	Name/ Address	Affected Property	Summary of Submissions	Officer Comment and Recommendation.
1	David Galwey	60 Walcott Street, Broome 6725	<p>1. <i>Walcott Street between Guy Street and the Discovery Caravan Park experiences high traffic density due to large, medium, and small RVs, along with caravan and camping trailer haulage travelling to and from the caravan park.</i></p> <p><i>The section of Walcott Street between Guy Street and Hopton Street is in the main residential with a high number of young children and is a school bus route.</i></p> <p><i>There are no pedestrian paths on the street forcing everyone who walks or rides bikes to use the road as the verges are not maintained and can be quite hazardous.</i></p> <p><i>The street lighting is poor and inadequate.</i></p> <p><i>There is significant pedestrian traffic on this section of Guy Street, which is a major thoroughfare to the Seaview SC and Town Beach.</i></p> <p><i>To allow the increased intensity of urban land use in this location would bring adverse pressure on</i></p>	<p>1. The amendment seeks to remove a restricted use over Old Tropicana Broome site, which had previously been approved as Stage 3 of the Town Beach Oaks Development. Any future redevelopment of this site is unlikely to result in a significant increase in traffic numbers relative to what is currently permissible under the current planning scheme.</p> <p>The rezoning of 3 residential lots to mixed use may result in an increase in traffic numbers, however, this would be assessed as part of a future development application. The rationale behind the Mixed Use zone has already been established through the Old Broome Development Strategy and Local Planning Strategy (both adopted by Council).</p> <p>A footpath is not a pre-requisite for mixed use zoning. However, it should be noted that the Old Broome Development Strategy makes provision for a future pedestrian</p>

			<p><i>the amenity of local residents, increase traffic flow, and pose significant safety issues to personal safety due to the lack of infrastructure in place to cater for increased vehicle and pedestrian traffic.</i></p> <p><i>2. I do not see how this amendment could bring about the efficient, effective, interesting and sustainable land use of these lots and would appreciate if someone from the Council, or a Councillor could translate or decipher this statement so that it could be readily understood.</i></p> <p><i>Reducing the pressure on urban sprawl does not, and cannot apply to this amendment given the large number of housing blocks available for development in the Broome North development and future development stage plans.</i></p> <p><i>Old Broome used to be the embodiment of “the essence of Broome” with wide streetscapes and large blocks that had trees for shade and captured</i></p>	<p>pathway along eastern boundary Walcott Street, fronting the proposed scheme amendment site. If an application is submitted prior to the construction of a footpath, a planning condition could form part of development approval ensuring that a footpath is constructed prior to the occupation of the development.</p> <p>The existing level of lighting provision is not considered to dictate the suitability of mixed use development. That being said, it is understood that the Shire will be undertaking a lighting audit in the near future, which will identify areas that require upgrades.</p> <p>2. The rationale behind the mixed use zoning has been established as part of the Old Broome Development Strategy and Local Planning Strategy, both of which have been adopted by Council.</p> <p>It is considered that mixed use development is more suited to existing urban areas for the following reasons: benefits of cluster development and surrounding service provision; lesser demand on private vehicle use when located close to public transport and other services; reduced infrastructure costs; reduced pressure on greenfield areas and urban sprawl; revitalisation of existing urban areas, and proximity to town centre.</p>
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			<p><i>breezes. Over recent years we have witnessed many of these old style homes being demolished to make way for unit development that do nothing for retaining or enhancing the character of Old Broome.</i></p> <p><i>Old Broome is already under population pressure, with Council unable to provide adequate and suitable amenities for the current population.</i></p> <p><i>3. The subject land is opposite residential housing that sits within the Old Broome town planning policy, and this must surely be at odds with the OBDP Precinct 2 policy, as any development will have an adverse impact on the residents adjacent to, and near lots 30,31,32, and 97.</i></p> <p><i>Additional mixed use development is unsuitable for this area due to the number of residential homes surrounding the blocks, the high volume of vehicular traffic, the high volume of foot traffic forced to use the road, extremely poor lighting, and the lack of infrastructure to cater for same.</i></p> <p><i>4. I fail to see how this amendment can facilitate and encourage sustainable land use – what is sustainable land use - residential housing, low rise apartments, medium rise apartments, high rise apartments?</i></p> <p><i>5. Without the benefit of seeing plans for the future development of these blocks, how can the Council or local residents and businesses assess if it will</i></p>	<p>3. The subject land is not included within the Old Broome Special Character Area, and the rezoning of residential zoned lots is a logical evolution of the existing Mixed Use zone which currently incorporates the Oaks Town Beach Development.</p> <p>It is considered that any concerns related to the design and siting of future development could be adequately addressed through a development application, having regard to the provisions of LPS6 and the OBDS.</p> <p>4. Refer to response 2 above.</p> <p>5. Due to the size of the amendment, there would be little value in developing a Local Development Plan as both a planning</p>
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			<p><i>enhance the character and amenity of the immediate locality.</i></p> <p><i>This cannot be a reason for Council to approve this amendment without taking the proposed development plan to the local residents for assessment.</i></p> <p><i>6. Again without knowing what is proposed, how can Council recommend this amendment without the full knowledge of what sort of housing choice is planned, and how can residents effected by this amendment be in a position to make valid comment or objections?</i></p> <p><i>7. Again without being privy to what is planned for these blocks it is a possible stretch to claim employment and economic growth through the development and land use, apart from initial construction work and fitting out stages.</i></p> <p><i>8. The claim that the development could potentially facilitate tourism is concerning as to the potential impact on surrounding residential properties in close proximity to these blocks</i></p>	<p>application and LDP would have to be considered against the provisions of LPS6, thus creating unnecessary barriers to development.</p> <p>6. To minimise potential conflict with residential uses and ensure that designs respond to the natural and built features of the area, any future development would be required to comply with the Local Planning Scheme and Old Broome Development Strategy. In instances where a development would have an adverse impact upon the adjoining landowners, it would be advertised to affected landowners.</p> <p>7. The scheme amendment aligns with the current strategic planning framework, which considers the economic profile of Broome.</p> <p>8. The Old Broome Development Strategy identifies the land as Mixed Use (Tourist Residential). This was endorsed by Council and forms part of the strategic planning framework.</p>
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2	Chris Borella	Various	1. Notes that CJBorella, JABorella, Seaview, Onshore , Byron and Beaudale have no issues with the proposal.	1. Noted.
3	Andrea Noble	74 Walcott Street, Broome	1. To whom it may concern. As my land is at 74 Walcott Street, I would like to be considered for	1. The Old Broome Development Strategy (adopted by Council in 2014) sets out the

			<p>the amendments. As my land is only 100m radius of the subject land north of me and you have units that are not old Broome Style south of me also less than 100m. I feel the few blocks in between should also be considered. The large open living of Old Broome is long gone sadly and its just too expensive to have large formal lawns these days. Mr and Mrs average just can't afford it. Yes I would love to see the beautiful old Broome houses and gardens remain but I have to be realistic. I would like 74 Walcott Street rezoned so possibly two houses could be put on this block. Thanking you.</p>	<p>following actions relevant to the proposed amendment.</p> <p><i>Support Scheme Amendments within Area D to up-code existing 'Residential' zoned land to a maximum density of R40 if it can be demonstrated that such a rezoning will not adversely affect the existing character of the area. This does not apply to land located along a 'priority active frontage' as outlined above or within the 'Old Broome Special Character Area.'</i></p> <p><i>Retain the R10 density coding in the Old Broome Special Character Area.</i></p> <p>House Number 74 Walcott Street is located in a Residential zone with a density coding of R10. It is also located within the Old Broome Special Character Area in the adopted Old Broome Development Strategy (2014).</p> <p>The inclusion of 74 Walcott Street into the scheme amendment would not be consistent with the adopted strategic planning framework, therefore it is not supported.</p>
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